

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, October 18, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **September 20, 2021**
[September 20, 2021](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

21

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-19-21 7860 Mickens Road**
To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood on property located on the south side of Mickens Road, west of Lanier Drive, on Tract X-2-A-1 of the Billy J. Buzbee Tract. Section 42, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 82-21 and S-11-21

[Application](#) [Staff Report](#)

3. **Case 82-21 7860 Mickens Road and 8100-8200 Glen Oaks Drive**
 To rezone from Heavy Commercial (C2) to Single Family Residential (A2) on property located on the south side of Mickens Road, west of Lanier Drive, on Tract B-2 of the former Glen Oaks, Inc Property and Tract X-2-A-1 of the Billy J. Buzbee Tract. Section 42, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-19-21 and S-11-21
[Application](#) [Staff Report](#)
4. **S-11-21 North Point Subdivision**
 Proposed major subdivision with public streets located on the south side of Mickens Road, west of Lanier Drive, on Tract B-2 of the former Glen Oaks, Inc Property and Tract X-2-A-1 of the Billy J. Buzbee Tract (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the companion Comprehensive Plan Amendment and rezoning are approved
Related to PA-19-21 and Case 82-21
[Application](#) [Staff Report](#) [Plans](#)
5. **Case 75-21 T-1340, T-1350, T-1360 Government Street, 519 Iberville Street and 524 South 14th Street**
 To rezone from Light Industrial (M1) to Light Commercial Two (LC2) and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, between Iberville Street and South 14th Street, on Lots 1, 2, 3, 4 and 15 of Suburb Favrot, Square 343. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
6. **Case 76-21 10404 Coursey Boulevard, Suite D**
 To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Coursey Boulevard, east of Cedarcrest Avenue, on a portion of Tract Z-2-A of the former Ernest W. Doughty Property. Section 100, T7S, R1E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
7. **Case 77-21 T-12611 Burbank Drive**
 To rezone from Single Family Residential (A2.7) to Neighborhood Office (NO) on property located on the north side of Burbank Drive, south of Great Tern Avenue, on a portion of Tract F-1 of Willows at Bayou Fountain, Phase 2. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

8. **Case 78-21 3653 Perkins Road**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Perkins Road, east of Acadian Thruway, on a portion of Tract A-2-B of the Robert G. Claitor Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **Case 79-21 5170 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, west of St. Tammany Street, on a portion of Lot 30 and 31 of Capital Heights, Square 15. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **Case 81-21 14500-15000 Airline Highway**

To rezone from Rural and Light Commercial Three (LC3) to Heavy Commercial One (HC1) on property located on the south side of Airline Highway, east of Baringer Foreman Road, on a portion of Tract B-2-C-1-A-1 of the Daniel W. Baringer Property. Sections 51 & 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to S-13-21

[Application](#) [Staff Report](#)

11. **S-13-21 Baringer Commercial Subdivision**

Proposed major commercial subdivision with public streets located on the south side of Airline Highway, east of Baringer Foreman Road, on Tract B-2-C-1-A-1 of the Daniel W. Baringer Property (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved

Related to Case 81-21

[Application](#) [Staff Report](#) [Plans](#)

12. **PUD-4-08 Woman's Hospital, Concept Plan Revision 6**

Proposed reallocation of low, medium and high density residential units on property located on the east side of Airline Highway (Hwy 61), east of Pecue Lane, on Tracts 1, 2, 3, 4-A-1, 4-A-2, 4-A-3, 4-B, 5-A, 5-B, 6, X-1-A, X-1-B, X-1-C-1, X-1-D-1-A, X-1-E of the Eola McCall Anderson Tract; Lots 1 through 140, CA-1 through CA-4, CA-6 through CA-14 and remainder of Tract X-1-C-2 of Materra Phase 1. Section 5, T8S, R2E; Section 32, T7S, R2E; GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PUD-4-08 FDP, Materra Phase 2

[Application](#) [Staff Report](#) [plans](#)

13. **PUD-4-08 Materra Phase 2, Woman's Hospital, Final Development Plan**
Proposed low density single family development on property located on the north side of Airline Highway, east of Stumberg Lane, on the remainder of Tract X-1-D-1-A of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the proposed Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PUD-4-08 CP, Revision 6
[Application](#) [Staff Report](#) [Plans](#)

14. **PUD-1-09 L'Auberge, Concept Plan Revision 3**
Proposed reallocation of total acreage and revised land uses in Zone's 1 through 6, absorbed Zone 7 into Zone 3, decreased LDR, increased MDR, increased commercial/office, and decreased open space on property located at the intersection of River Road and L'Auberge Crossing Drive, on Tracts A-1, A-2-A, A-2-B, A-3 and B-1 of the PNK Partnership Property; Tracts A, C-1, C-2, D, X and Y of Longwood Plantation. Sections 40, 41, 43, 44 and 77, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

15. **TND-1-07 Rouzan, Concept Plan Revision 16**
Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

16. **PUD-4-08 Woman's Hospital, Concept Plan Revision 5**
Proposed increase of commercial building area in Zone 7, on property located on the east side of Airline Highway (Hwy 61), east of Pecue Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PUD-4-08, Charter School
[Application](#) [Staff Report](#) [Plans](#)

17. **PUD-4-08 Charter School, Woman's Hospital, Final Development Plan Revision 2**
Proposed new classroom building and removal of modular classroom buildings, on property located on the north side of McCall Drive, east of Stumberg Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PUD-4-08, CP revision 5
[Application](#) [Staff Report](#) [Plans](#)

18. **PUD-2-00 Burbank University, Concept Plan Revision 11**

Revise uses to increase area and buildings for commercial use and decrease area for public facilities and natural resource use on property located east of Nicholson Drive, west of Burbank Drive, south of West Lee Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2-A, B-2-A-1-A-2-B, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-3-C-4-A, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C of the Nelson Property; Lots 1-62 and CA-1 of Creekside Cottages; Lots 1-195, CA-1, CA-2, C-A-3-A, CA-4, CA-5 of Lake Villas Subdivision. Sections 1, 35 & 37, T8S, R1W; Section 36, T7S, R1W; Sections 6, 48 & 49, T8S, R1E; Sections 31 & 64, T7S, R1E; GLD, EBRP, LA (Council District 3-Gaudet and 12-Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

19. **PUD-3-00 Southgate Outparcel, Southgate, Final Development Plan**

Proposed building for retail and restaurant use on property located on the east side of Nicholson Drive, north of East Boyd Drive, on Tract 2A-1-A-3-A of the James T. Amiss Property. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

20. **PUD-4-12 The Waters at Millerville, Greens at Millerville, Final Development Plan**

Proposed high density multi-family residential development on property located on the north side of Millerville Greens Boulevard, west of Millerville Road, on Parcel 2-A of The Greens at Millerville. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

21. **CONSENT FOR DEFERRAL S-9-21 Silverside Cove Subdivision**

Proposed major subdivision with private streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12 - Racca)

Related to 48-21

Deferred to November 15 by the Parish Attorney's Office

[Application](#)

22. **SS-5-21 S.P. Peairs Tract**

Proposed subdivision with a private street on property located on the south side of Peairs Road, west of North Joor Road, on Tract L-1-A-3-B-1 of the S.P. Pearis Property (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

23.

SS-6-21 J.T. Chaney Tract

Proposed subdivision with a private street on property located on the east side of Chaney Road, north of Milldale Road, on Tract G of the J.T. Chaney Tract (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
24.

SP-15-21 District 225

Proposed high density multi-family residential development on property located west of Wooddale Boulevard, north of Exchange Place, on Lot W-1-A-1-A-1 of Wooddale Center (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN